



Livable Streets Update (FIVE IN FIVE)



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IN THIS ISSUE

PROPOSED CONVENTION
CENTER ENVIRONMENTAL
SITE ASSESSMENT IS
COMPLETE Page 1

REGULATORY REFORM IS
FORUM FOCUS Page 2

COUNCIL APPROVES
ACQUISITION OF LAND FOR
PROPOSED CONVENTION
CENTER Page 4

PARKING CHANGES ON
WILMINGTON STREET
APPROVED Page 5

COUNCIL APPROVES FIRST
BAPTIST CHURCH ADDITION
Page 5

CITY IS SEEKING TO ADD TO
AFFORDABLE HOUSING
STOCK DOWNTOWN
Page 6

LIVABLE STREETS MEETING
CALENDAR Page 7

LIVABLE STREETS WEBSITE
UPDATED Page 7

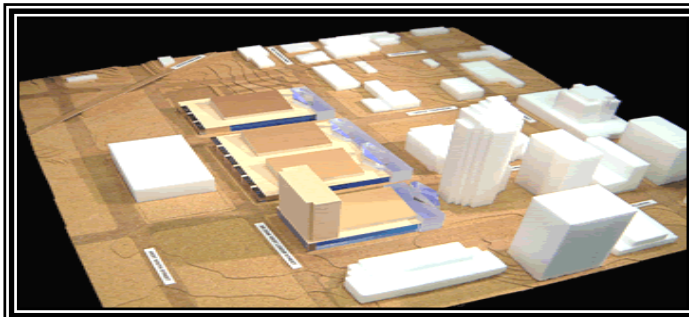
PROPOSED CONVENTION CENTER ENVIRONMENTAL SITE ASSESSMENT IS COMPLETE

The Phase 1 environmental site assessment report for the proposed convention center downtown is complete and has been submitted to the City of Raleigh. Titan Atlantic Group of Raleigh was hired by the City to do the site assessment.

The environmental site assessment is a routine procedure that must be performed before land is acquired for Phase I of the convention center project. Phase 1 consists of 506,000 square feet of convention center space. The recommended site is the block immediately west of the existing convention center that is bounded by Salisbury, Cabarrus, Lenoir and McDowell streets.

The Phase 1 site consists of 19 parcels covering approximately 10 acres. All but five of the parcels are currently vacant and used for parking. Structures are on the other five parcels including one that is used by the City of Raleigh for storage. The other buildings house office space, a motorcycle dealership and an automotive garage. The fifth building is unoccupied. In years past, residential dwellings and tenement housing occupied many of the 19 parcels. A variety of businesses has also occupied the property.

In its report to the City, Titan Atlantic Group is recommending routine additional evaluation of the convention center site, including groundwater and soil testing.



THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

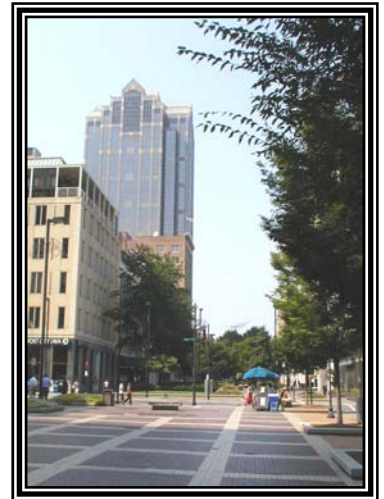
- Get new Downtown Convention Center and Convention Center Hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to South.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

REGULATORY REFORM IS FORUM FOCUS

A mixture of land uses, historic design and unique character, and strong public support for downtown development are the major strengths of downtown Raleigh, according to participants at a public forum on downtown regulatory reform.

The forum, held Sept. 25 at the Raleigh Urban Design Center on Fayetteville Street Mall, was attended by approximately 60 people with business interest downtown.

Regulatory reform is one of the components of the "Livable Streets" Downtown Plan -- Five In Five Actions. The plan, approved by the Raleigh City Council on June 3, lays the groundwork for further revitalization of downtown. The major goal of the regulatory reform component of the plan is to remove regulatory impediments and to make it at least as easy to do business downtown as any other place in the region. To accomplish this goal, City Manager J. Russell Allen has established two teams of City staff members:



>**The Downtown Action Group** consists of the City Manager and City department heads. The group is charged with developing strategy, coordinating action and monitoring progress of the Livable Streets Plan; serving as a clearinghouse on downtown issues; and acting as a steering committee in developing additional actions to implement the plan.

>**The City Staff Downtown Team** consists of 25 representatives who are the "go-to" persons designated by each City department to make sure that downtown issues are being appropriately addressed by their respective department.

To gauge specific problems and needs of the business community downtown, representatives from both City teams coordinated and attended the Sept. 25 public forum. Forum participants identified strengths and weaknesses of downtown's business environment. The City teams will explore the issues and make recommendations to the appropriate regulatory bodies. (continued page 3)

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make Downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in Downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

Downtown strengths were listed as:

- **Downtown Development Mix** -- The rich mixture of land uses and particularly the strong market supporting housing was seen as a major strength for the future of downtown. Development regulations must be simplified and administered to encourage these mixed use projects;
- **Downtown Character and Design** -- The historic design and unique character of downtown provides a setting of comfort for pedestrians. The applications of historic district regulations in the future must support and not hinder further investment decisions; and,
- **Downtown Management and Support** --The willingness to undertake change and the enthusiastic support that downtown is receiving from public and private sector is a major strength to build upon. Enhanced communication efforts regarding regulatory practices and procedures will be a key to continued success.

Perceived weaknesses and opportunities for action were listed as:

- **Housing** -- Provision of more affordable housing in greater variety was seen as a major need downtown as was the need to target specific sites, types and policies promoting residential development;
- **Parking** -- Observations included the need for increased attention to management of on- and off-street parking resources, better signage identifying these resources, and increased attention to a variety of enforcement issues;
- **Transit / Regional Rail** -- Many forum attendees recommended improving links between downtown resources and targeting specific uses in the vicinity of these resources, including easing the development review process to encourage high intensity, mixed-use developments in these locations;
- **Pedestrian Environment / Streetscape** -- There is a need for increased attention to strengthen and improve downtown pedestrian links and pathways, and develop a supportive regulatory environment for pedestrian enhancements;
(continued page 4)

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of Downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all Downtown resources to promote events and attractions. Maximize the capitol status.
- Create a Downtown Development Corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to Tax Increment Financing.



Livable Streets

- **Encroachments / Sidewalk and Street Events and Activities** -- Specific reform should be applied to simplifying and making the encroachment process and processes for approval of on-street activities more predictable and less time consuming;
- **Development / Regulations and Process Issues** -- Numerous recommendations and observations were made to address alternatives to streamline, clarify, simplify and communicate a variety of development regulatory processes; and,
- **Downtown Marketing / Management and Support** -- A number of recommendations were made by forum attendees to coordinate a variety of downtown advertising and marketing programs, including specifically targeted service and retail tenants who would build upon the current interest in and success of downtown.

COUNCIL APPROVES ACQUISITION OF LAND FOR PROPOSED CONVENTION CENTER

The Raleigh City Council voted Oct. 21 to acquire a .121-acre parcel at 506 S. Salisbury Street that would be used as part of the site for a proposed convention center downtown.

The land is being acquired for approximately \$152,852.

Phase 1 of the proposed convention center would consist of 506,000 square feet. The recommended site for the project is the block immediately west of the existing convention center.

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PARKING CHANGES ON WILMINGTON STREET APPROVED

The Raleigh City Council voted unanimously Tuesday to approve three parking changes along Wilmington Street in downtown Raleigh. The changes are consistent with objectives in the City's "Livable Streets" Downtown Plan, an initiative to reinvigorate the downtown area.

The council approved establishing:

- A one-hour time limit parking zone on the east side of Wilmington Street between New Bern Place and Edenton Street, except where other parking zones are in effect; and,
- A two-hour parking meter zone on the west side of Wilmington Street between Edenton Street and Jones Street, except where other parking zones are in effect.

These two changes are intended to increase on-street parking opportunities downtown.

The council also voted to establish a no-parking zone on the west side of Wilmington Street beginning from a point 86 feet south of Jones Street and extending 140 feet southward.

The parking changes take effect Oct. 28.

COUNCIL APPROVES FIRST BAPTIST CHURCH ADDITION

The Raleigh City Council, on Oct. 21, approved site plans for a 26,000 square-foot addition to a church on a one-acre site located at 101 South Wilmington Street on Tuesday. The facility will serve as a family life center and will include classroom and gymnasium space.

The First Baptist Church plan calls for the construction of the facility on the site of a former commercial building which has been demolished. The site is located within the Moore Square Historic District and is located within the downtown area, thus requiring preliminary site plan approval by the City Council. The Raleigh Historic Districts Commission approved the expansion and reconstruction on October 6.

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Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of
Commerce
www.raleighchamber.org

Greater Raleigh Convention
& Visitors Bureau
www.visitraleigh.com

CITY IS SEEKING TO ADD TO AFFORDABLE HOUSING STOCK DOWNTOWN

It's an effort that starts with the broadest of strokes. In the end the city is left with less blight and greater stock of affordable housing. Every year, the City of Raleigh's Community Development Department program addresses issues involving both dilapidated housing and a lack of affordable properties.

This year, five separate projects are focusing on revitalization efforts within Downtown Raleigh. When these projects are complete, more than 50 single-family homes and more than 80 apartments will be available for families with low and moderate incomes.

According to Doug Bethune, Community Development project coordinator, the first strokes involve a plan assembled by the City of Raleigh Planning Department outlining areas of town in need of redevelopment. If the section contains a certain amount of blighted conditions, the City Planning Commission and City Council can declare the affected neighborhood of Raleigh as redevelopment areas. Small area plans are then drafted, outlining how the redevelopment should proceed.

"Small area plans are developed with input from members of the affected community," said Mr. Bethune. "After the plans are finalized, the City begins the implementation phase which begins with the purchase of property."

Mr. Bethune noted that the properties within the proposed project area are usually substandard rental properties. Occasionally, the project areas even involve substandard lots that would not meet current City codes.

In Downtown Raleigh, currently five rehabilitation efforts are underway. The Community Development Department is currently working on the development of an affordable multi-family complex on Jamaica Drive involving more than 80 apartments. Construction is expected to begin by the first of 2004.

Four City-owned lots in the 500 block of East Martin Street are expected to be developed into single-family homes within the next year. Three of the lots have already been sold to developers and one lot is currently under construction. (continued Page 7)

Construction is expected to begin on the remaining three within the next six months to one year.

In the 700 block of South Bloodworth Street, 19 lots are being sold to developers for affordable single-family homes. Currently, three lots have been sold and construction is expected to begin within the next month.

Finally, the Raleigh City Council has approved the sale of 28 lots on Cooke Street. The Community Development Department has received proposals from developers for the project. These lots have also been designated for affordable single-family homes.

"We want experienced, qualified developers for these projects," Mr. Bethune said. "These are important projects for the city and the neighborhoods. They provide affordable homes while revitalizing areas that have fallen into disrepair."

Livable Streets Meeting Calendar

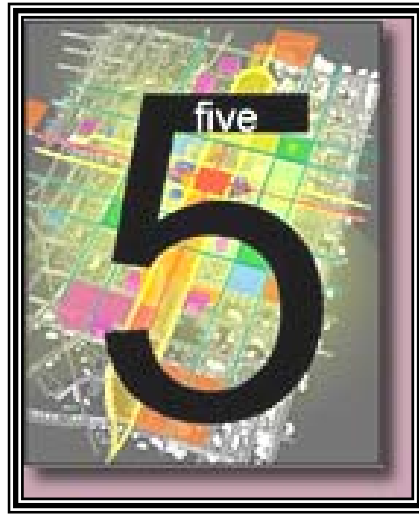
Meeting	Date/Time	Purpose
Triangle Transit Authority: Art in Stations	Oct. 30 4 p.m. and 6 p.m. Urban Design Center 133 Fayetteville Street Mall Nov. 20 4 p.m. and 6 p.m.	TTA to meet with community to discuss public art in regional transit stations

UPDATED LIVABLE STREETS WEBSITE NOW ONLINE

Downtown is hot and getting hotter with the plans to open Fayetteville Street Mall to traffic, the Progress Energy project, downtown development plans and the proposed new convention center.

There is now one place to keep track of all the activity downtown and stay up to date with the progress made on the Livable Streets program. By going to the City of Raleigh website <http://www.raleigh-nc.org/livablestreets/index.htm>, visitors can keep tabs on the status of downtown projects, view meetings and events calendars, view plans for opening Fayetteville Street and see the entire Livable Streets plan.

THE FIVE IN FIVE GOALS



1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.
 2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.
 3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.
 4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.
 5. **Expand downtown management** to take a one stop approach to management and advocacy.
-

Livable Streets Partnership

- City of Raleigh
- City Boards and Commissions
- State of North Carolina
- Wake County
- Federal Government
- Downtown Raleigh Alliance
- Chamber of Commerce
- Convention and Visitors Bureau
- Development Community
- Social Service and Faith Based Organizations
- Arts and Cultural Organizations
- Transportation and Parking Organizations
- Major Events / Attractions Facilities
- Colleges, Universities and Schools
- Office & Retail Tenants and Property Owners
- Downtown Residents and Area Neighborhoods
- Urban Design Partners

An organizational meeting and briefing of the Livable Streets Partnership was held Tuesday, October 6, 2002. As work sessions progressed over the next several months additional membership organizations and members were appointed the Livable Streets Partnership by the Raleigh City Council and others were added as Partnership Participants

LIVABLE STREETS PARTNERSHIP

Hugh Allen	Neal Coker	Barbara Goodmon
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Adopted May 6, 2003

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Jun Li, Sketch Artist

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Livable Streets Actions and Strategies

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Special Thanks

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